



CITY OF ORILLIA **COUNCIL INFORMATION PACKAGE (CIP)**

TO: Mayor and Members of Council

FROM: Development Services and Engineering Department

DATE: December 14, 2022

**SUBJECT: UPDATE - Technical Land Evaluation Project
Municipal Comprehensive Review (MCR) Process**

This memo is being provided to Council as an update regarding the timeline for the Technical Land Evaluation project and the Municipal Comprehensive Review (MCR) process.

As part of the City's MCR planning process, there are various technical studies underway to inform the new Official Plan:

1. WSP Canada Inc. (WSP) is completing the Technical Land Evaluation to determine the best location for a future boundary expansion from a planning perspective to accommodate the City's growth needs for the next 30 years.
2. Hemson Consulting Ltd. (Hemson) is completing an update to the Land Needs Assessment and is evaluating the impact on the size of a future boundary expansion based on investigating a range of various intensification and greenfield density targets.

WSP is currently completing Phase 2 of their three-phase project. WSP and City staff are currently reviewing the following technical reports to evaluate the best lands from a planning perspective for a future settlement area boundary expansion with respect to:

- Municipal Servicing Review
- Agricultural Impact Assessment
- Water Resource Evaluation
- Natural Heritage System Assessment
- Policy Conformity Exercise
- Community Connectivity Review
- Fiscal Analysis
- Fire & Emergency Services Assessment.

City staff is currently working with Hemson to review a range of intensification and density targets for residential development, as well as evaluating the updated land needs for employment (i.e. manufacturing, offices, etc.), recreation (i.e. baseball diamonds, etc.), education (i.e. future school sites), and health (i.e. hospital). These land needs will factor into the updated Land Needs Assessment, which will be completed by Hemson once Council makes a decision on which intensification and density target for residential development that they wish to pursue.

Project Timeline:

In spring of 2022, the City communicated extensively about the additional review that Hemson would be undertaking to look at ways of minimizing a future boundary expansion in response to direction from Council issued on April 25, 2022. At that time, it was anticipated that a Public Open House to share the various options for residential intensification/densification as well as the preliminary results of the Technical Land Evaluation would be held in winter of 2022/2023. However, this timing is no longer possible as staff have been re-deployed to address the planning process changes as a result of the Provincial Government's implementation of Bill 109: *More Homes for Everyone Act*, which is set to come into effect on January 1, 2023.

As a result of this new Provincial legislation, together with the timing of the City's 2023 Budget deliberations and adoption of the new Development Charges Background Study which will be occurring in January/February of 2023, the City has revised its timeline for the Public Open House to Summer of 2023 – see revised anticipated timeline below. Once a date for the Public Open House has been selected, the public and all stakeholders will be advised and all of the documents will be posted on the City's website.

Anyone who wishes to be informed of any updates (via email) with respect to the City's Municipal Comprehensive Review (MCR) planning process, can sign up at orillia.ca/mcr. Please contact Jill Lewis at jlewis@orillia.ca or 705-418-3232 for more information.

Orillia Municipal Comprehensive Review Process

Due to the complexity of this project and concurrent activities, this timeline is tentative and will be adapted as required.

